

Montgomery County Judicial Center

Presentation to Planning Commission

February 24, 2010



Goals

- Respond to growth needs of courts
- Complement City of Rockville Master Plan
- Enhance pedestrian activities, experience and safety
- Enhance green spaces and incorporate them as part of pedestrian activities
- Creation of a LEED Silver green facility
- Court building to reflect open and democratic government
- Addition of an award winning building to the historical judicial context in City of Rockville



Growth Needs

- **Building Users**

- Sixth Judicial Circuit Court
- Montgomery County Sheriff's Office
- Montgomery County State's Attorney's Office
- Clerk of the Court

- **The Judicial Center Renovation**

- 17 Courtrooms to Remain
- Alterations to vacated spaces
- Upgrades of public spaces
- HVAC Upgrades

- **The Judicial Center Annex**

- 2 New Additional Courtrooms
- 5 Courtrooms moved from Grey Courthouse
- 3 Future Shell Courtrooms
- 166,000 GSF (excluding penthouse and garage)



A Dynamic Civic Building



Judges



Jurors



Public



Staff



Accused



Legal Professional



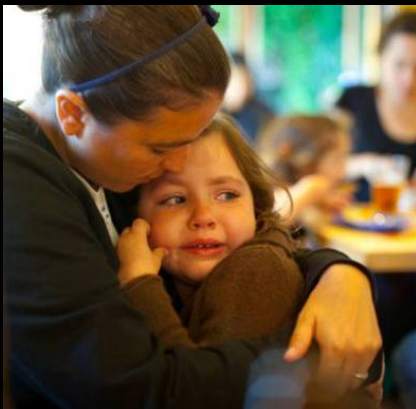
Law Enforcement



Security



Public



Family



Witness



Media

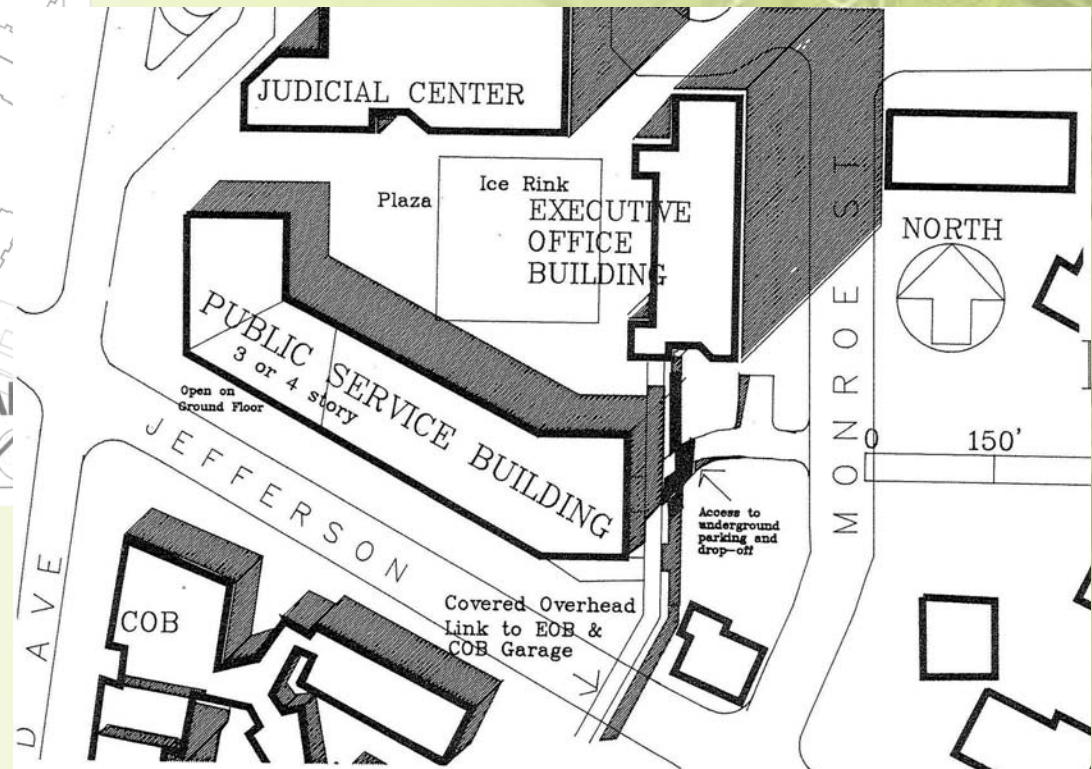


Children

Previous Government Center Master Plans



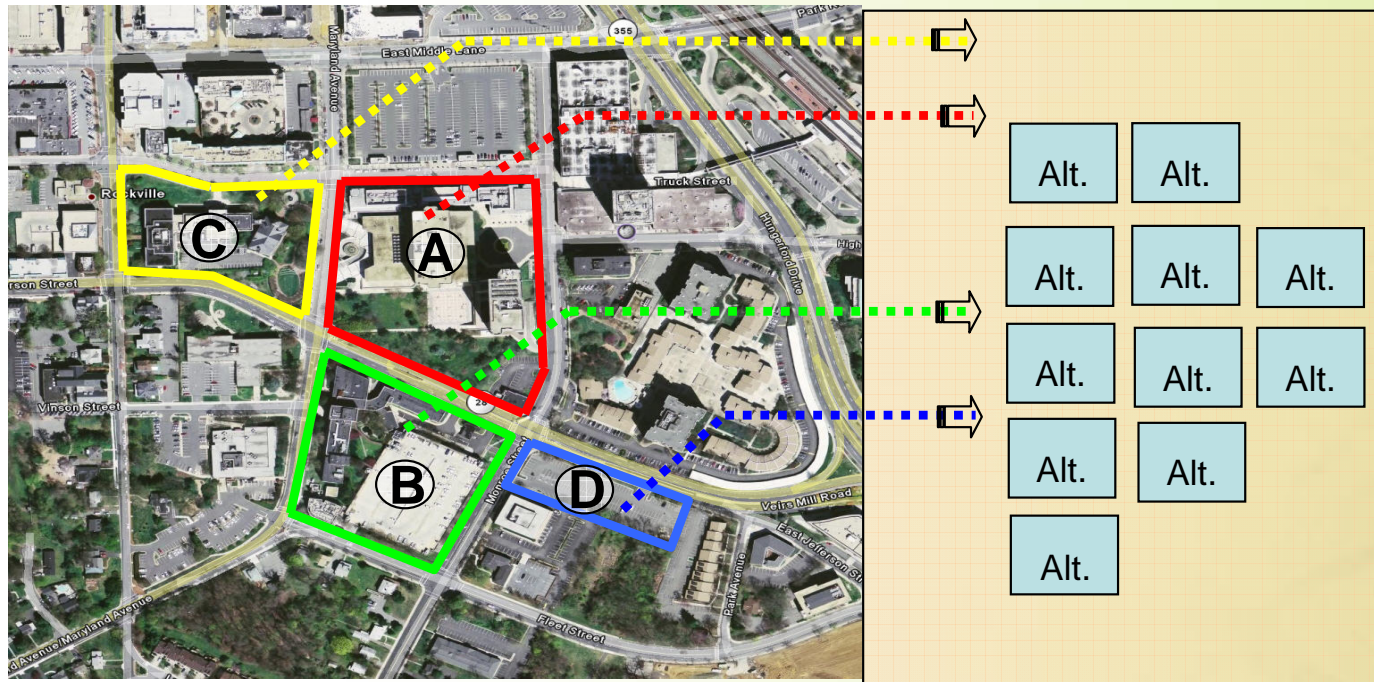
1975



1987

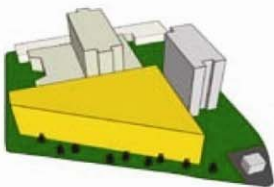


Rockville Central Core Analysis



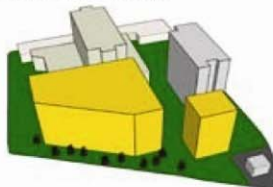
Core Block "A" Judicial Center & Executive Office Building

Alternate 2
Judicial Center Growth



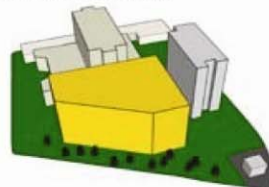
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Alternate 3
Judicial Center & Executive Office Building Growth, Separate Buildings



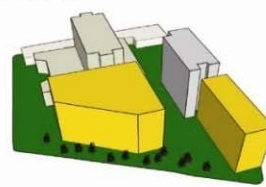
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Alternate 4
Judicial Center & Executive Office Building Growth, Combined Building



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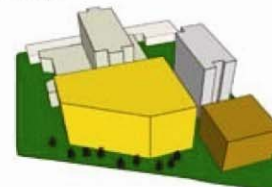
Alternate 5
Judicial Center & Executive Office Building Growth, Bank relocated



13

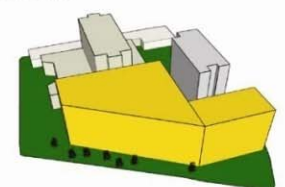
◀Selected Alternate▶

Alternate 6
Judicial Center & Executive Office Building Growth, New Parking Garage



10

Alternate 7
Maximum Site Buildout - Judicial Center & Executive Office Building Growth



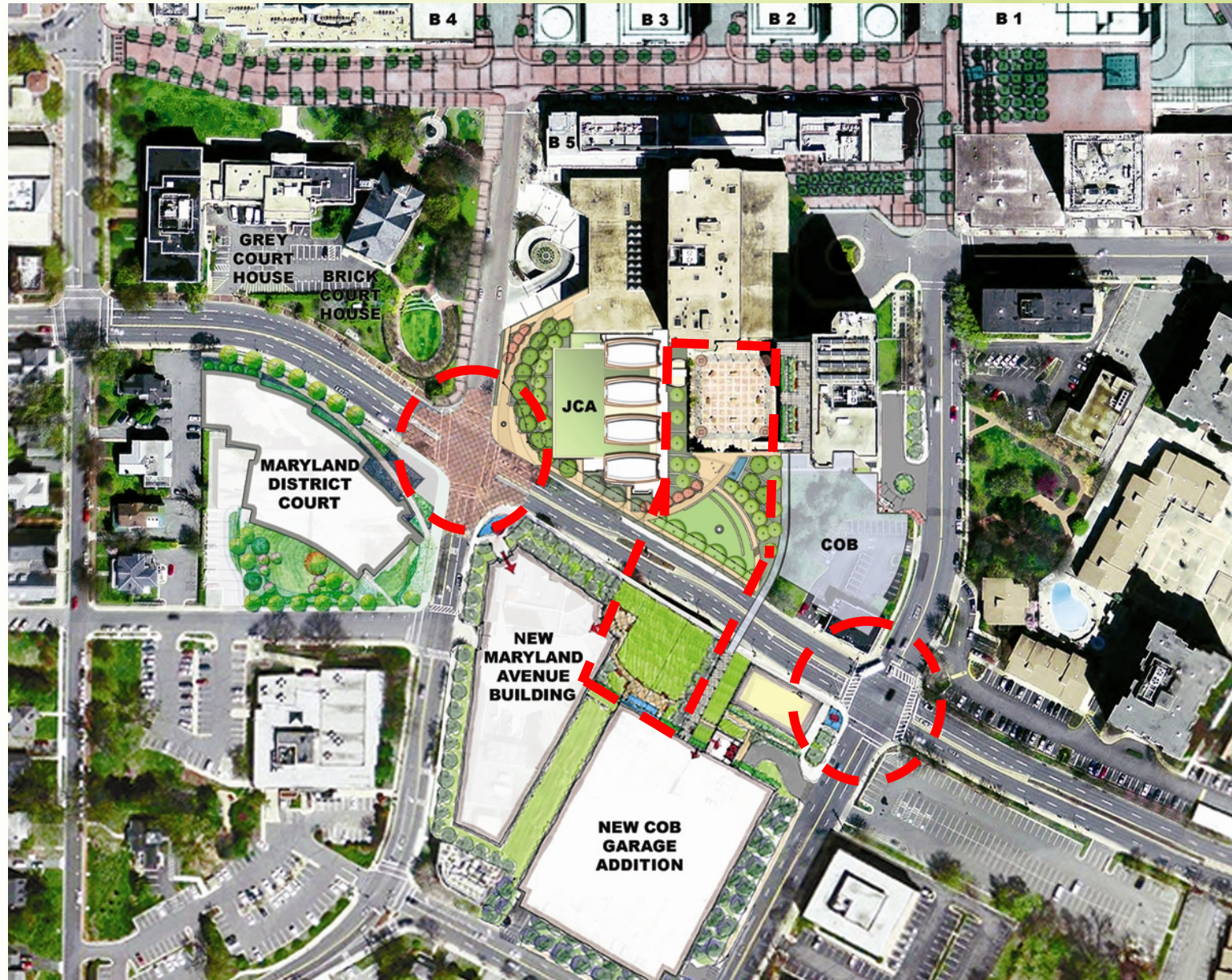
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◀Selected Alternate▶



Master Site Plan

- Gateways
- Green Spaces
- Public Spaces
- Pedestrian Access
- Connectivity
- Phasing
- Lease Consolidation
- Parking
- Building Reuse
- Cost Effective



Zoning Analysis

Judicial Center Annex Site	Zone (MX-TD)	Provided
Setbacks		
Front Setback	None	Varies 20' - 60'
Side Setback when in public Right of Way (R.O.W.)	None	None
Side Setback when abutting property zoned residential	25'	N/A
Side Setback when abutting property zoned non-residential	0'	None
Sum of both side setbacks	25'	N/A
Rear Setback when abutting property zoned residential	25'	N/A
Rear Setback when abutting property zoned non-residential	0'	None
Floor Area Ratio		
The Floor Area Ratio (see calculation below)	N/A	2.45
Public Use Space		
The minimum % of public use space per site area	20%	47%
Building Footprint		
The building footprint	Cannot occupy more than 80% of the net lot area.	40%
Heights		
The maximum building height is	120 feet. (*)	118 feet
(*) However, it is recommended that building facades adjoining the ROW should range from 45-65 feet at the street line.		



Transportation Analysis

- Transportation Study
 - Completed study for Judicial Center, COB and COB Garage
 - Used HCM and CLV methods
 - Used traffic counts from County, State and City
- Analysis
 - Middle Lane and Route 355
 - Assessed optimized phasing, lane markings, adding turning lanes
- Results



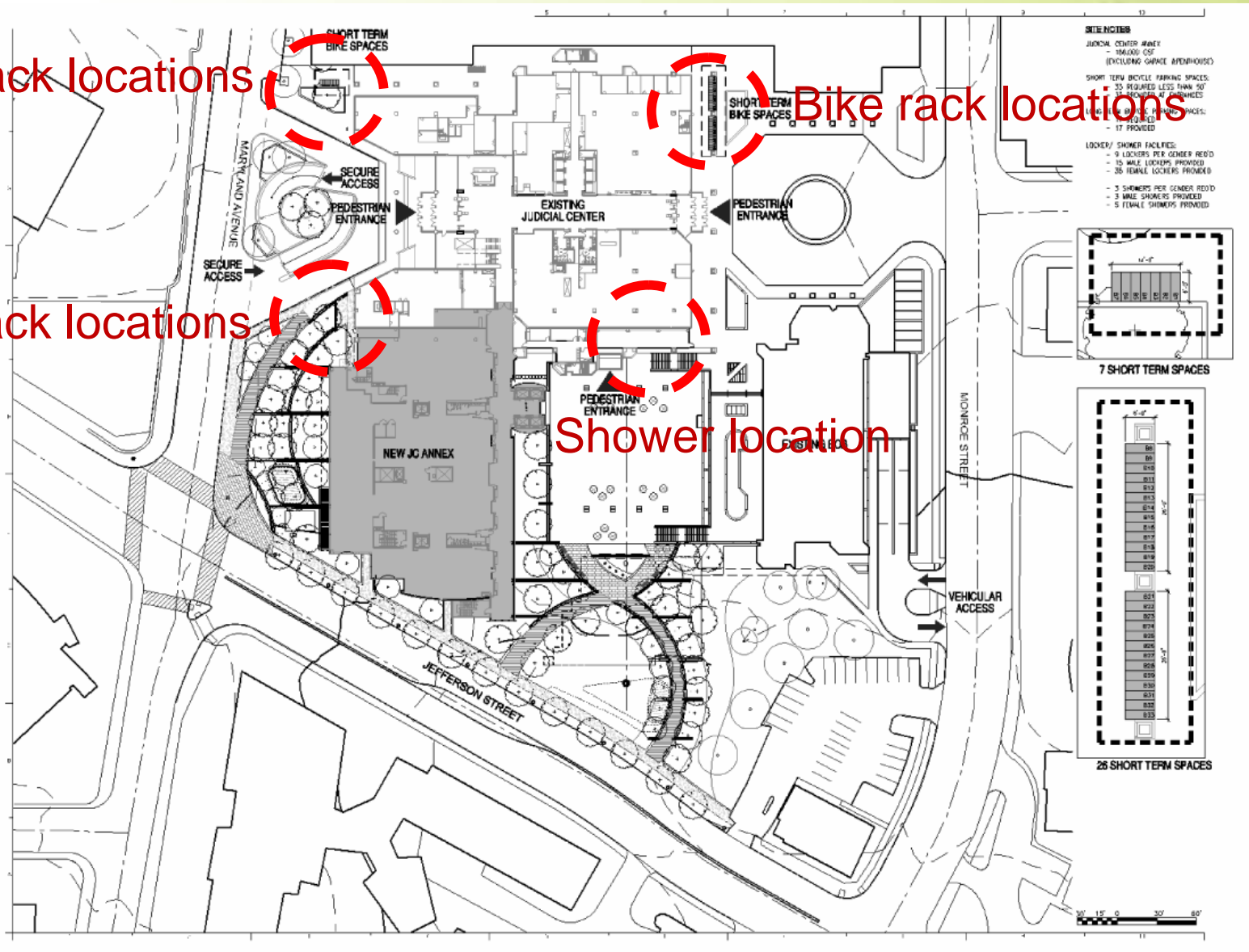
Bike Rack Location

Bike rack locations

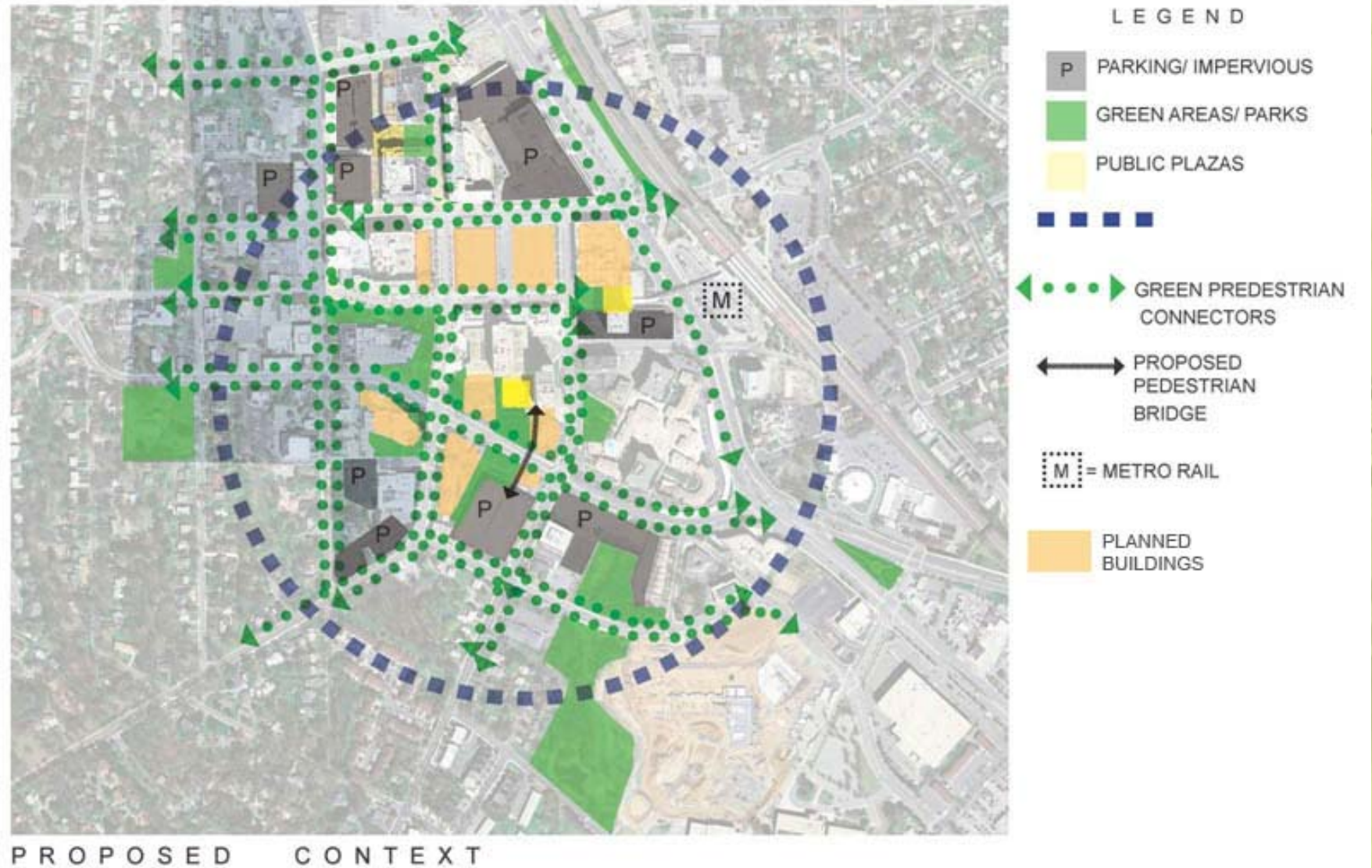
Bike rack locations

Bike rack locations

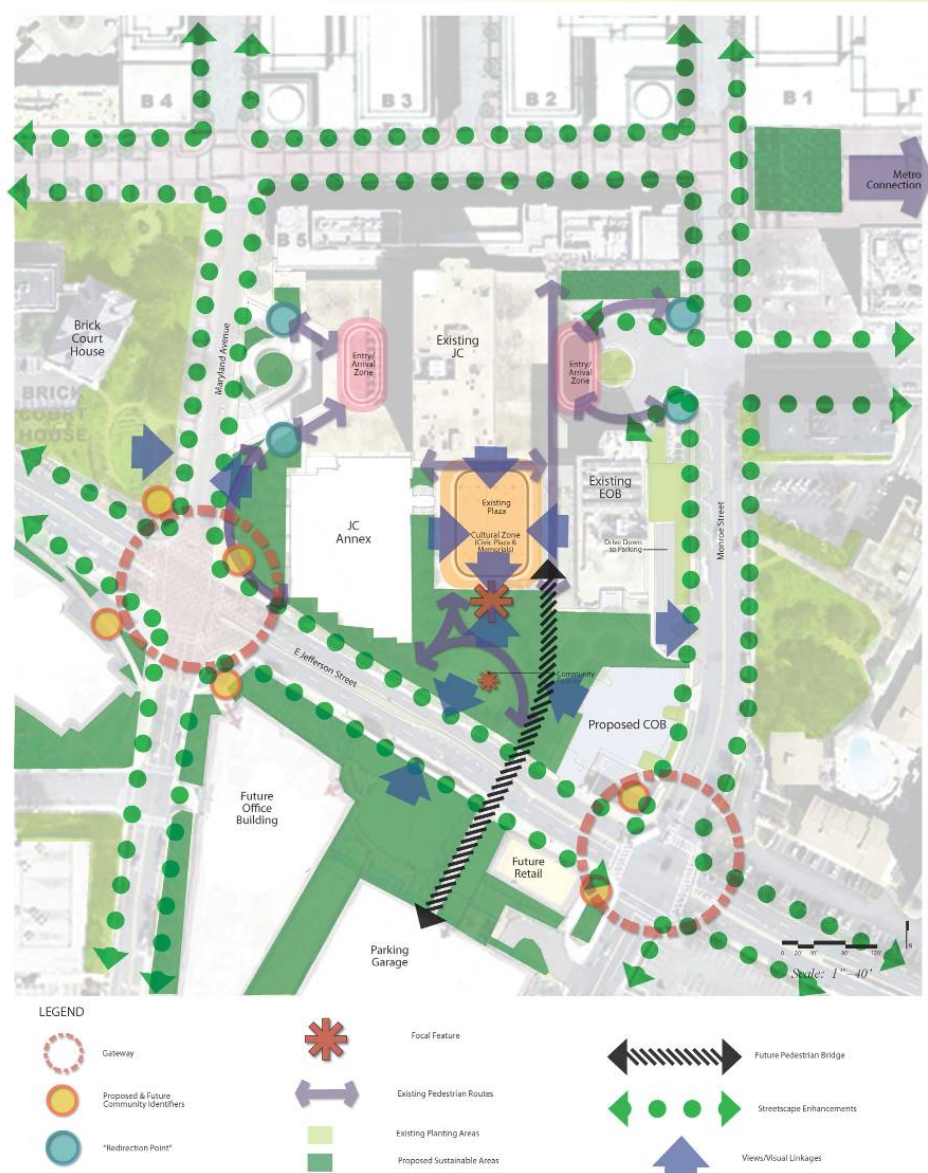
Shower location



Planned Context – Green Space



Site Drivers



- **Walkable Community**
- **Link to other green spaces**
- **Outdoor Civic Zone**
 - Focal Feature
- **Gateways are Community Identifiers**
- **Future Pedestrian Bridge**
- **Entrance Points**



Site Plan



- **Walkable Community**
- **People Spaces**
- **Memorials**
- **Clean Environment**

Existing Context – Sidewalk



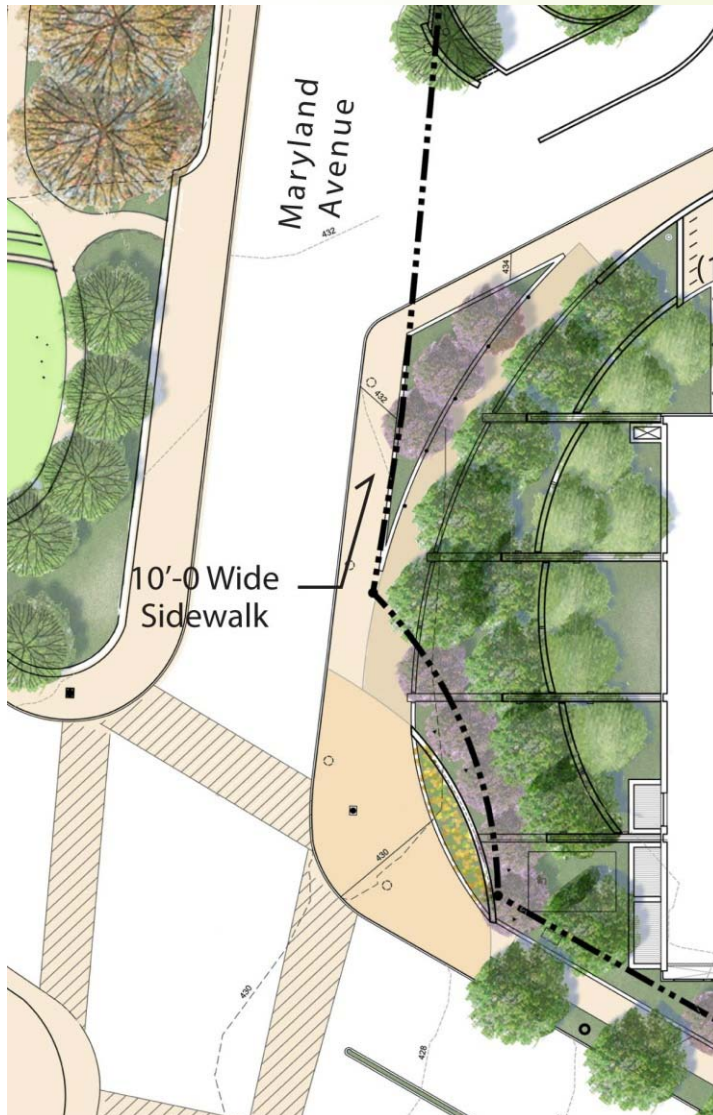
Maryland Avenue



Jefferson Street



Planned Context – Sidewalk



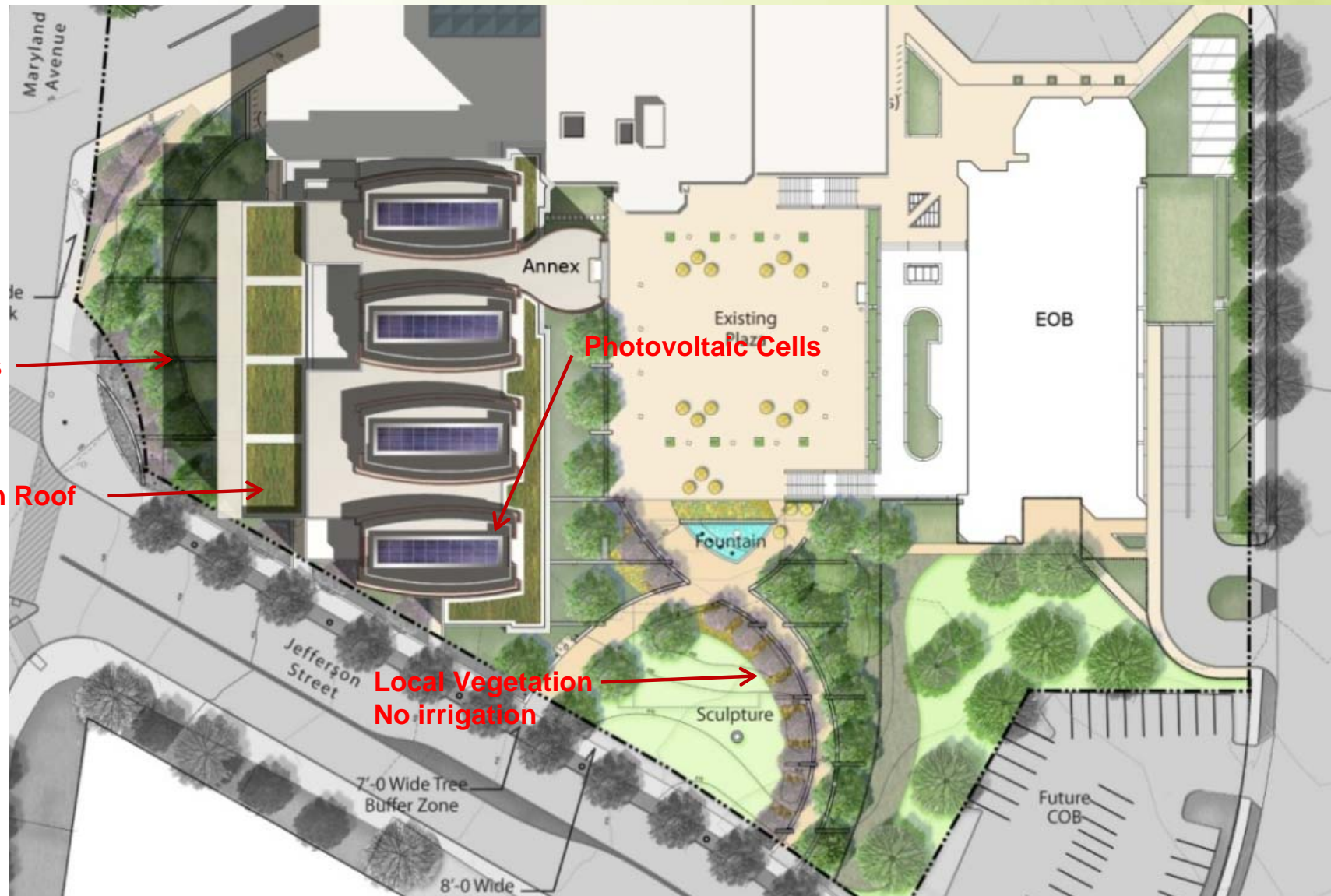
Maryland Avenue



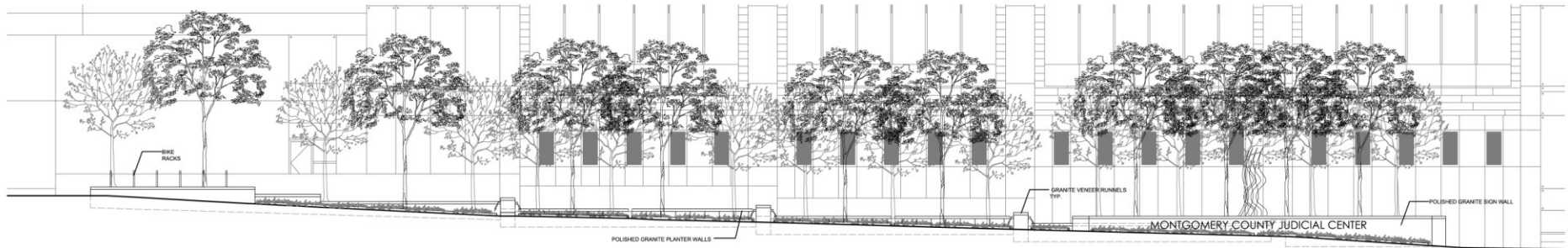
Jefferson Street



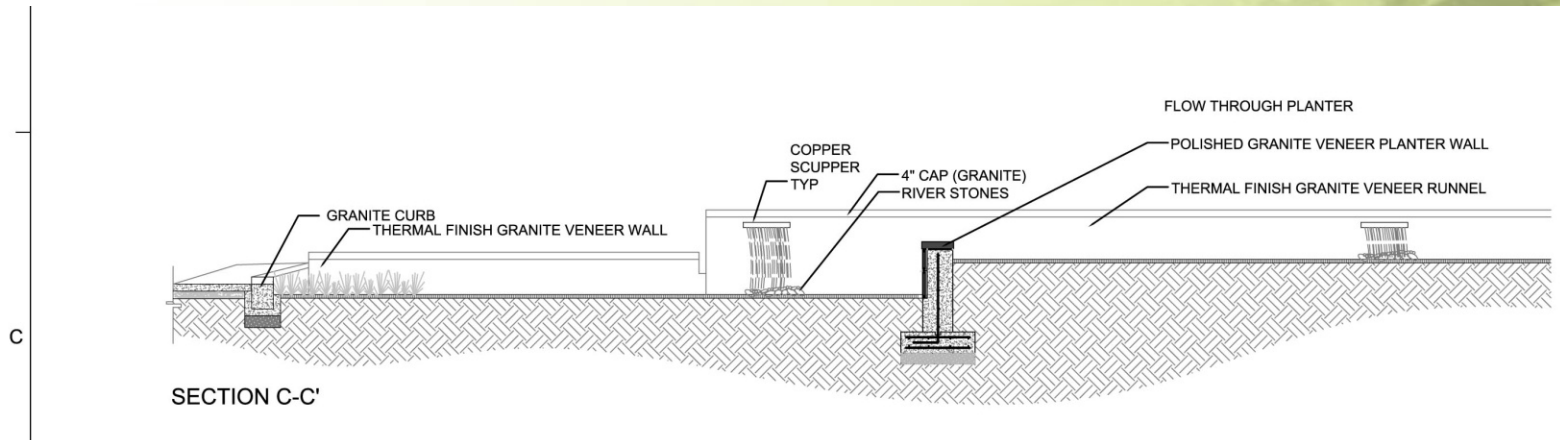
Sustainable Characteristics

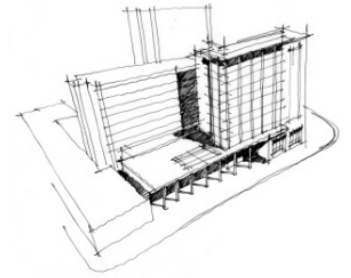
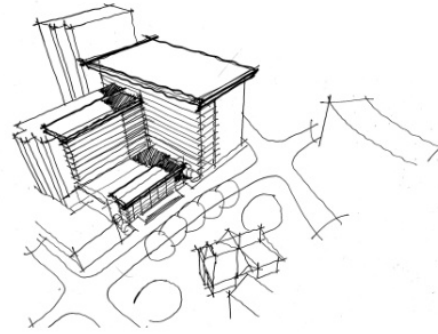
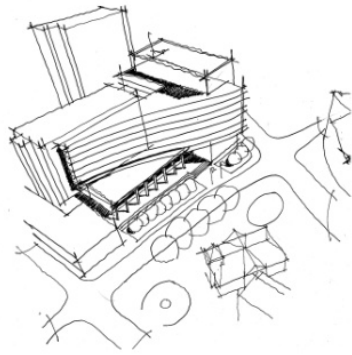
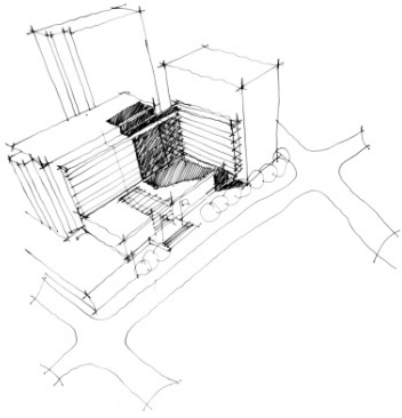


Sustainable Characteristics



2 West Side Elevation
Scale: 1/8" = 1'-0"





04^A

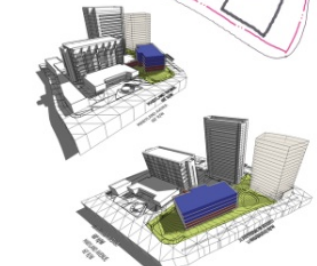
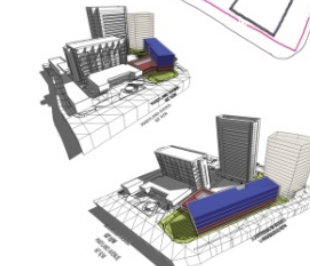
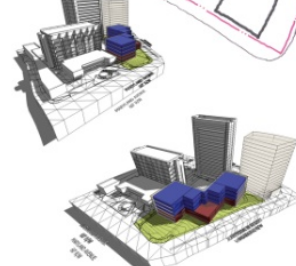
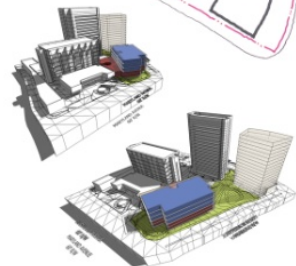
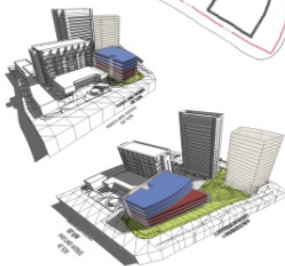
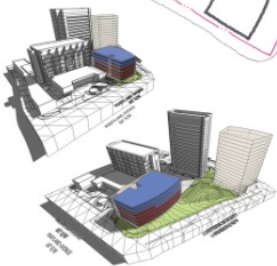
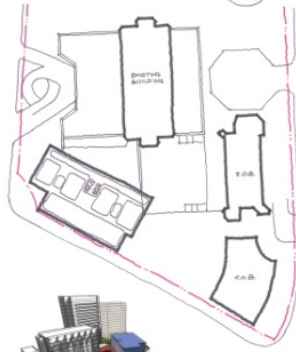
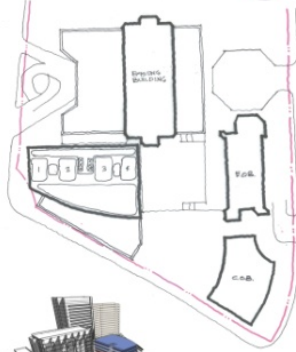
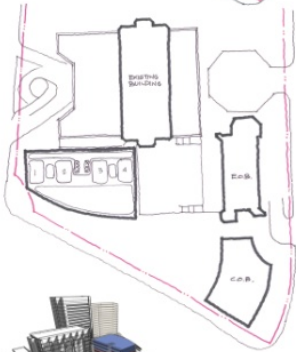
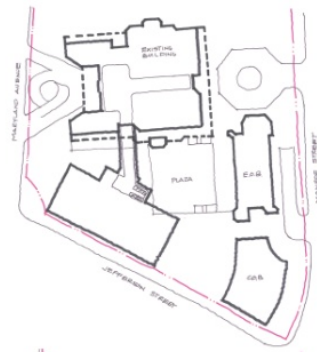
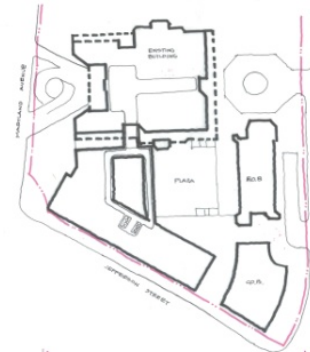
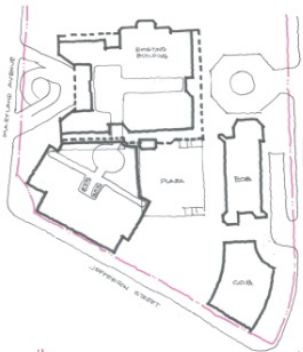
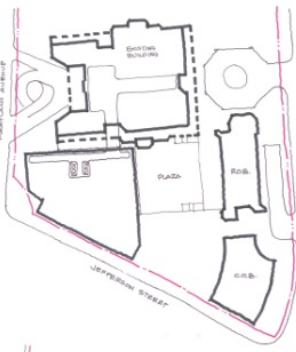
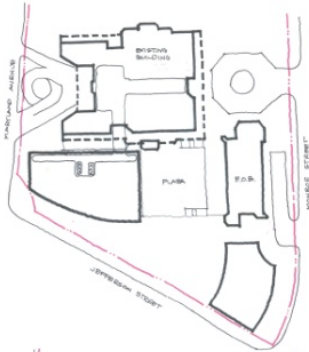
04^B

04^C

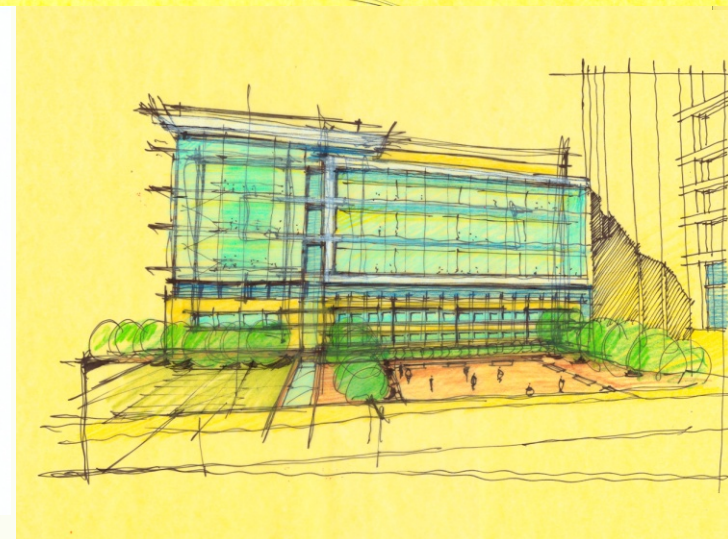
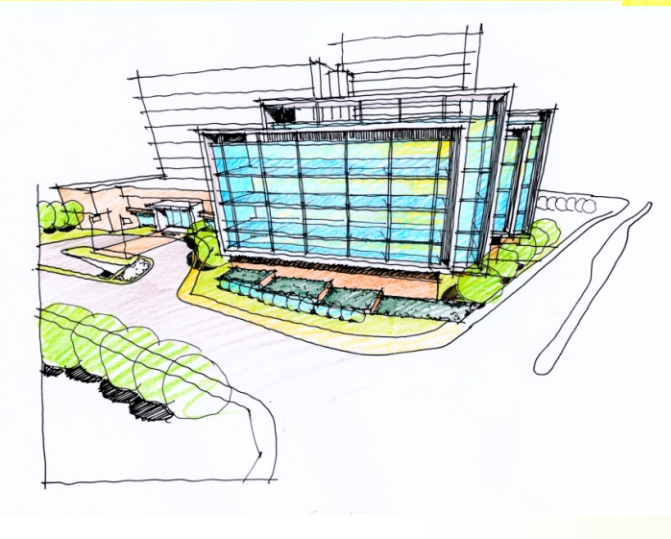
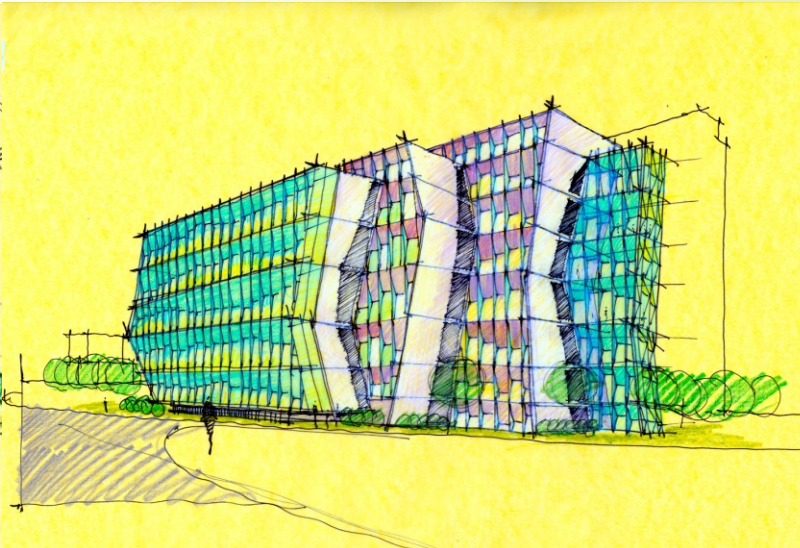
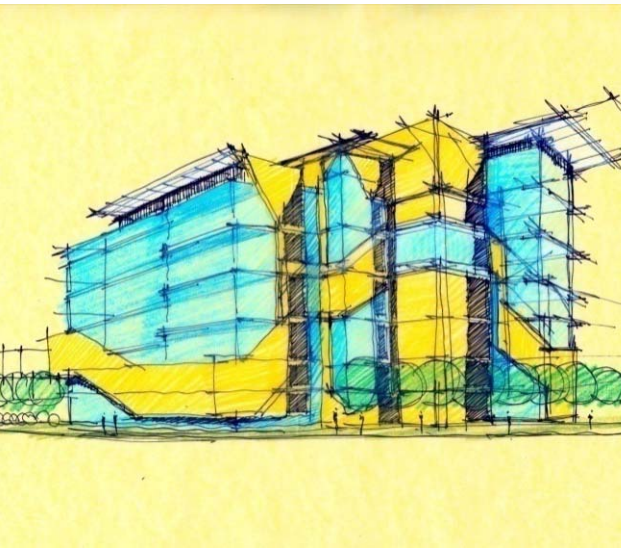
04^D

04^E

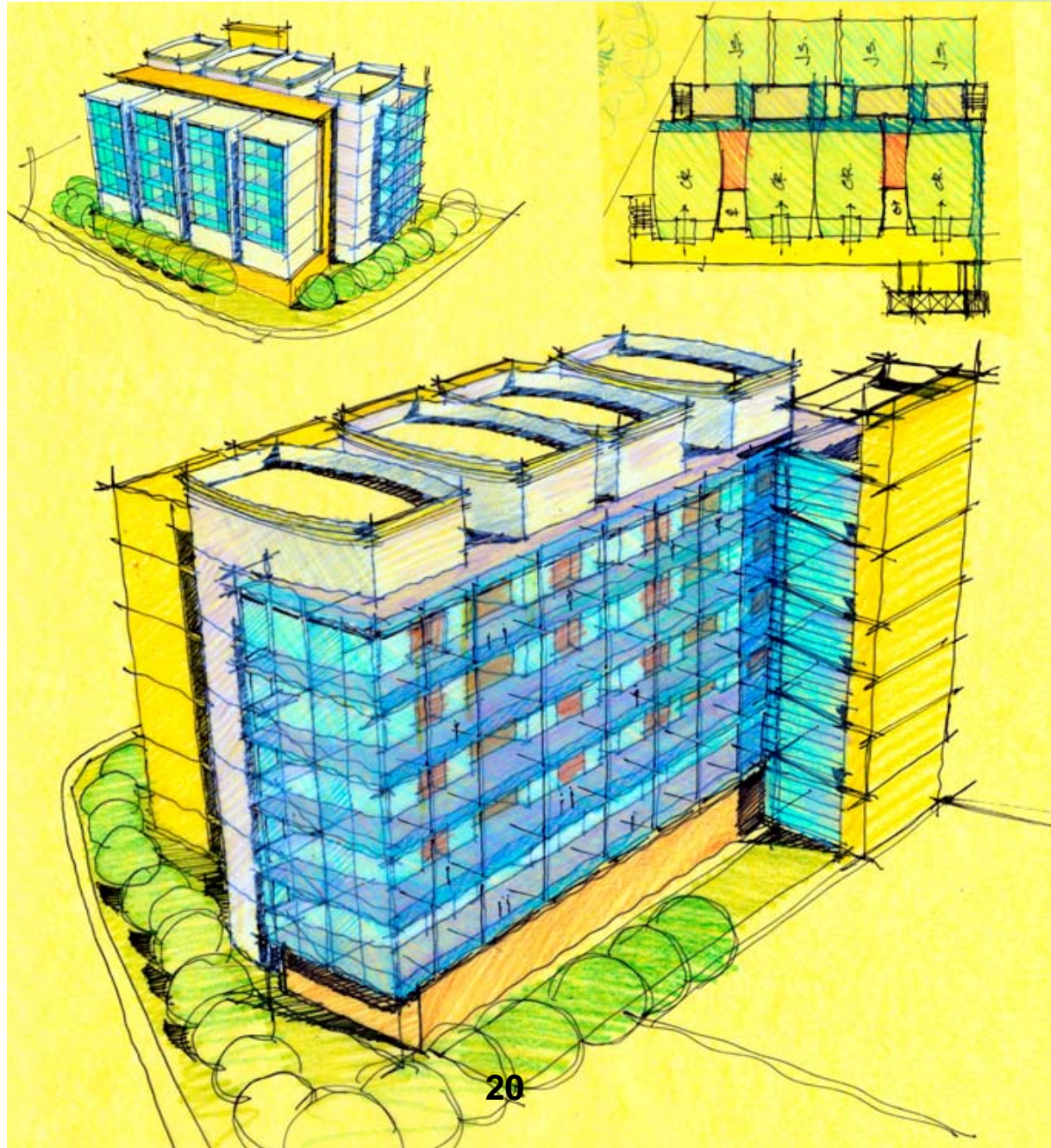
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Parti Development

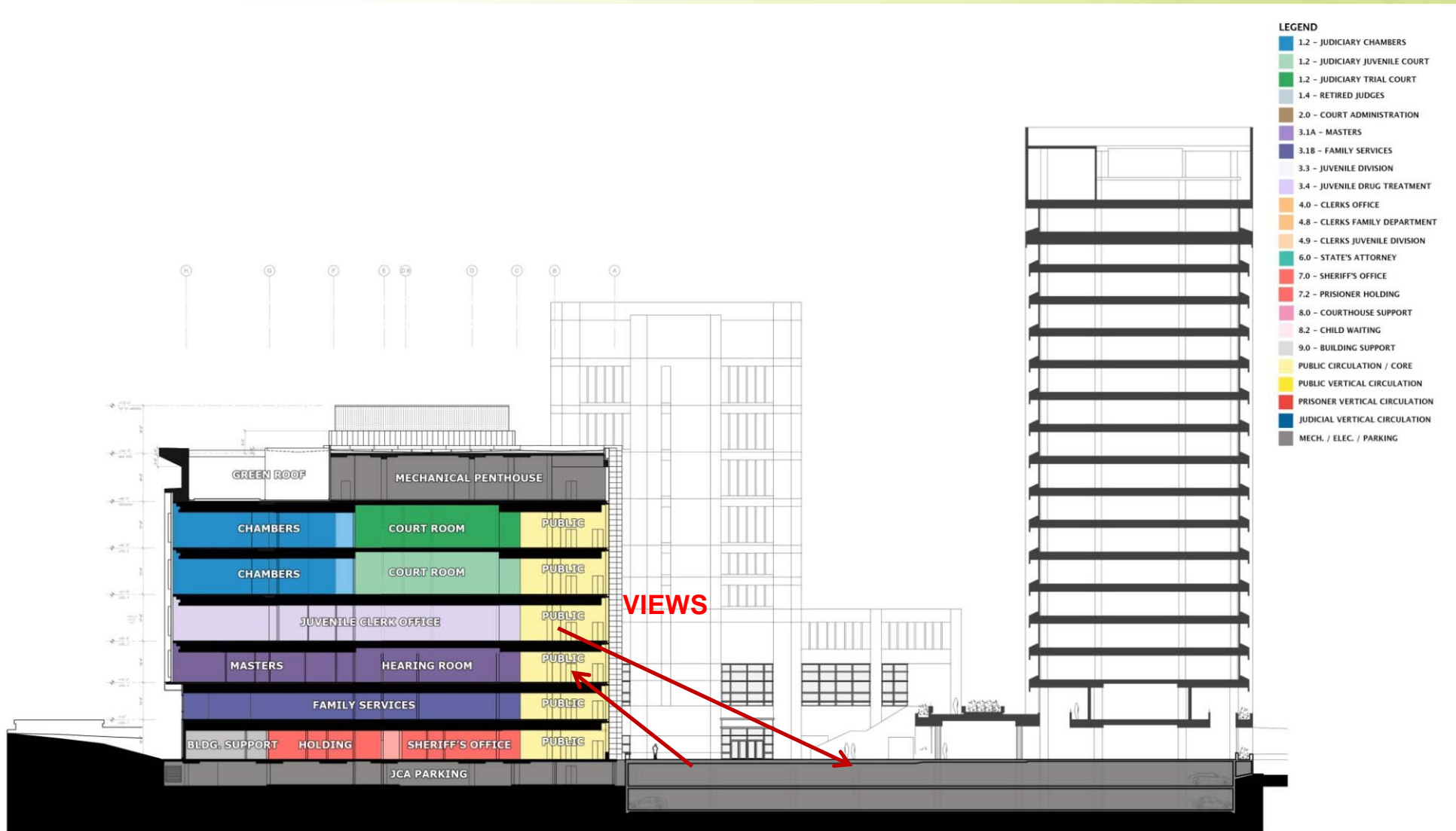


Concept Selection - Towers



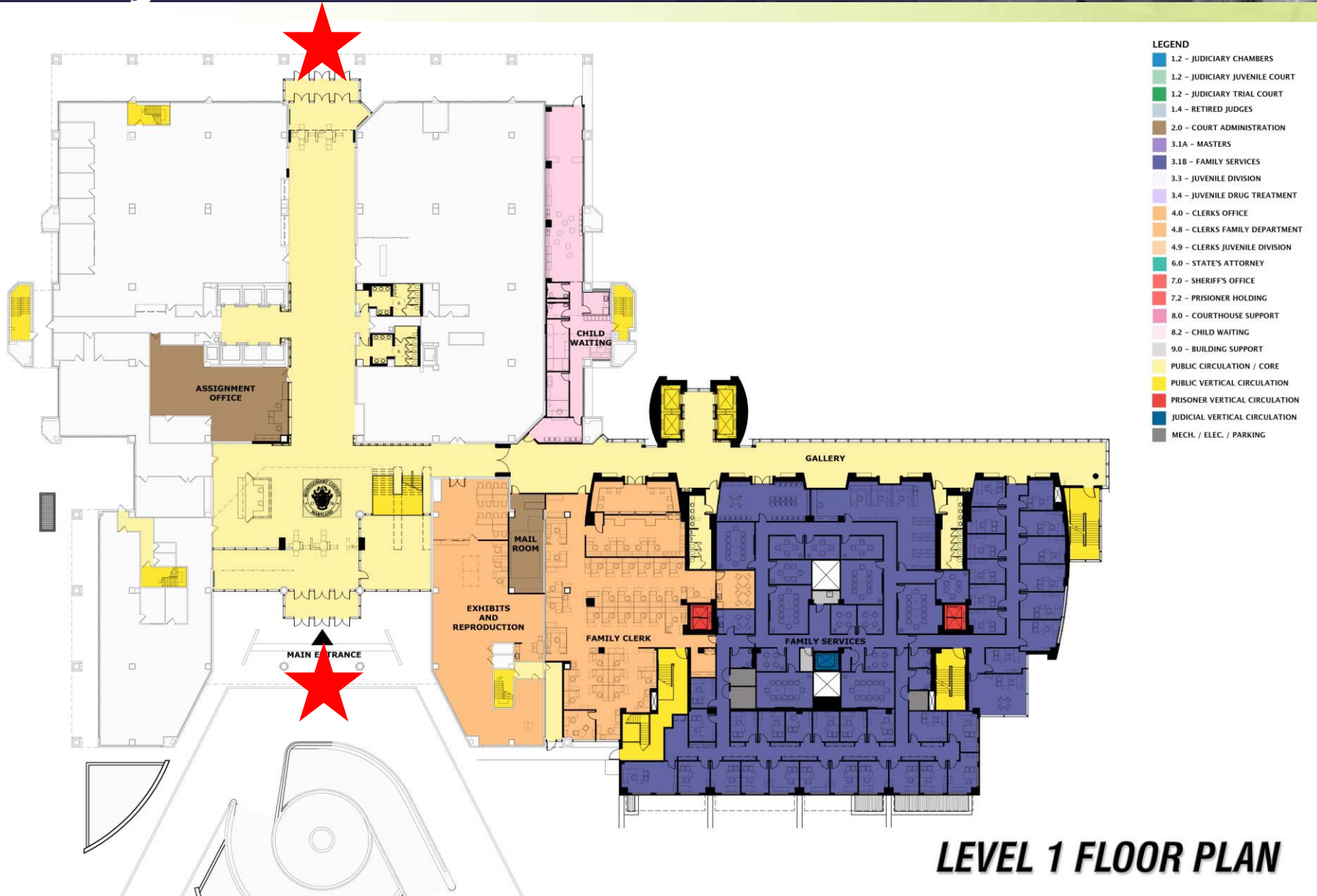


Section



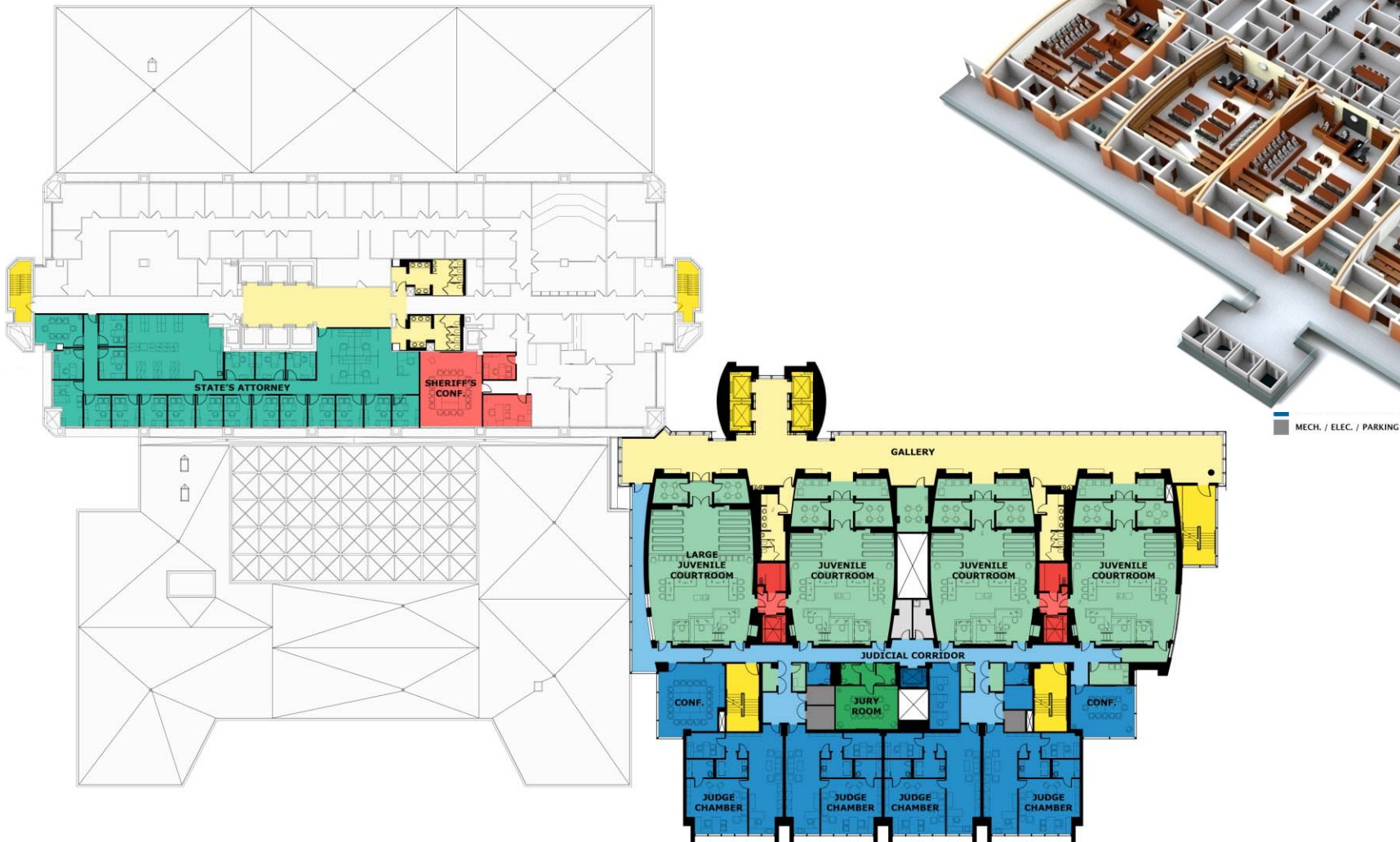


Lobby Level 1





Level 4 (Juvenile Courtrooms)





EXIT

Elevation – Plaza Side



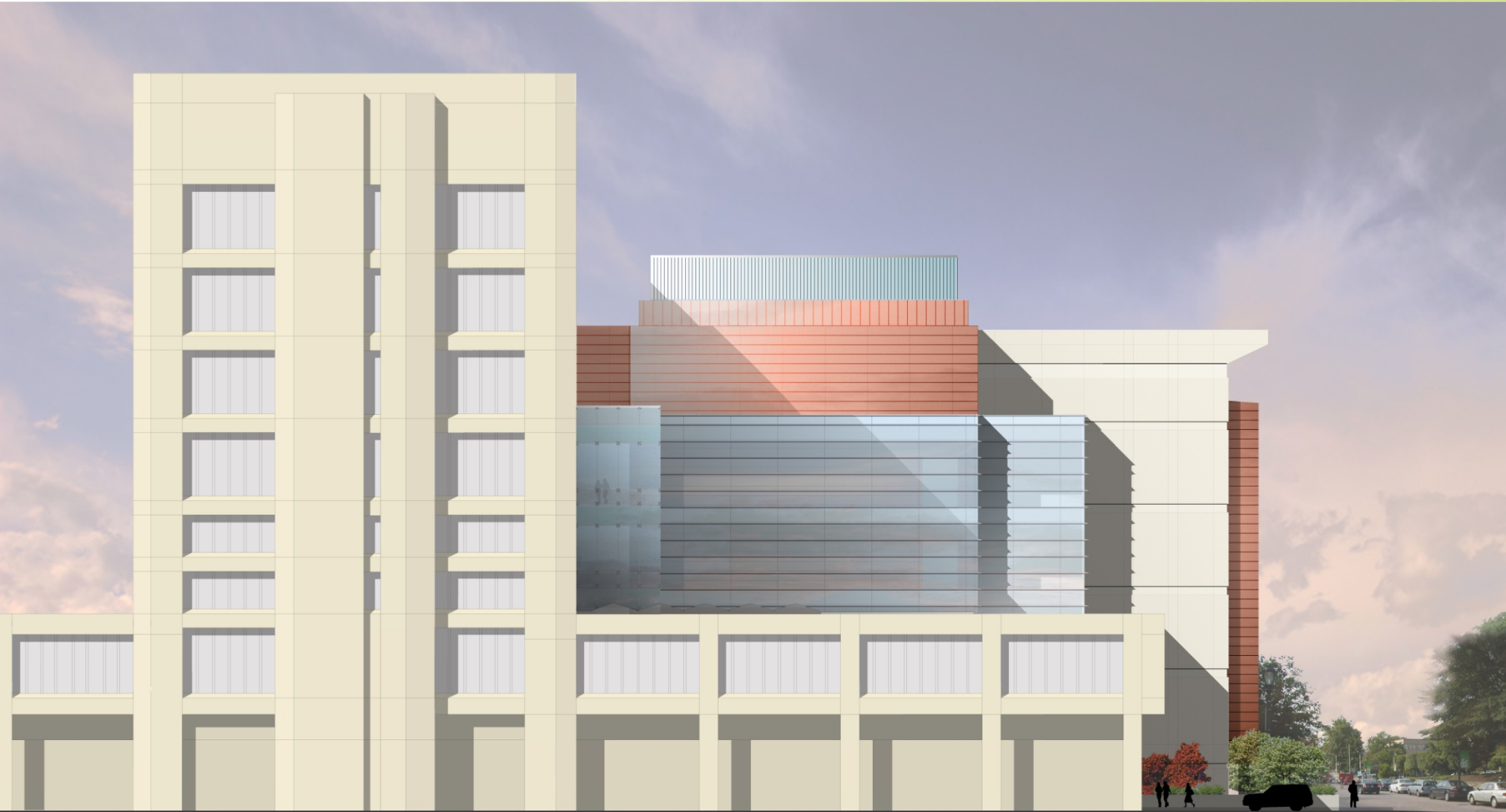
Elevation – Jefferson Street



Elevation – Judicial Chamber Side



Elevation - North

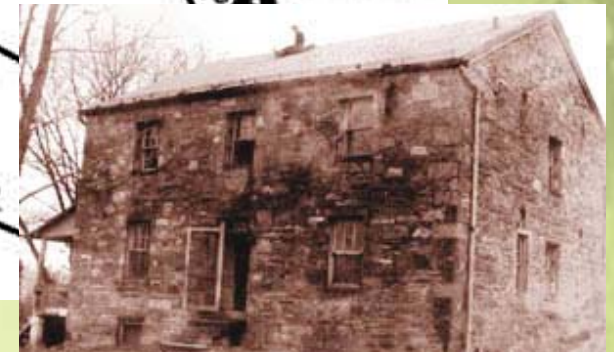
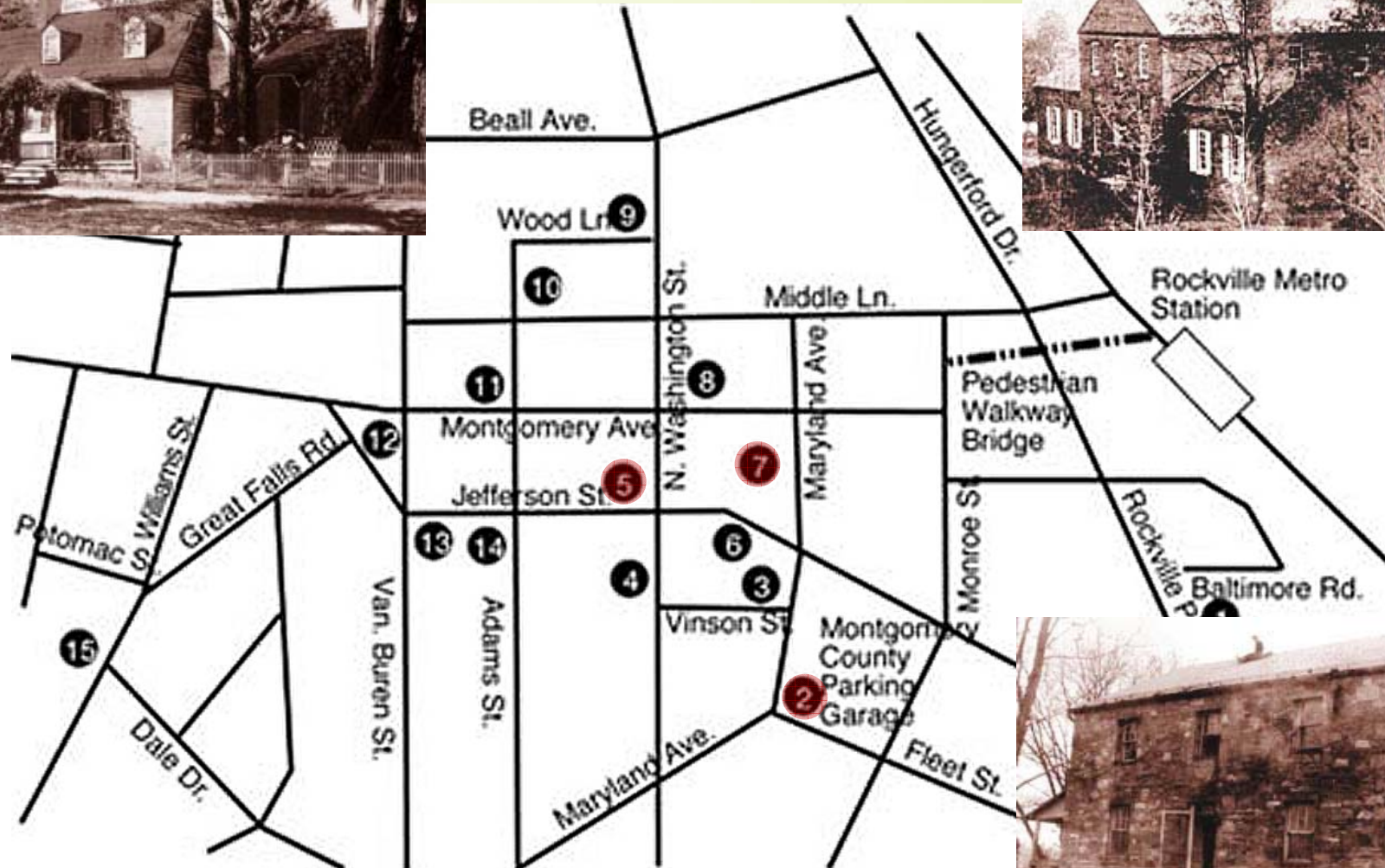


Respect Historic Districts

Hungerford Tavern - 1786



2nd County Courthouse - 1840



County Jail - 1862



Courthouse Historic District

4th Courthouse - 1931



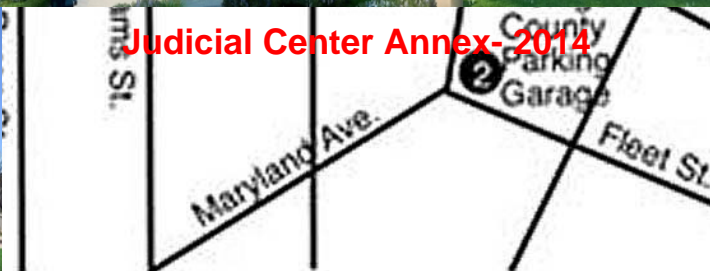
3rd Courthouse - 1891



District Courthouse - 2010



Judicial Center Annex - 2014



Circuit Courthouse - 1980



Rich Courthouse History









